

Appendix D.

Arlington Land Trust News

The Arlington Land Trust is a community-based nonprofit organization established in 2000 to protect undeveloped land in Arlington.

Arlington Land Trust Officers

President

Kevin Knobloch

Vice Presidents

Carol Kowalski

Clarissa Rowe

Treasurer

Brian Rehrig

Secretary

Ann LeRoyer

Directors

Nellie Aikenhead

Cathy Garnett

Ben Reeve

Myra Schwartz

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Advisory Board

Jim Marzilli

Anne Paulsen

Protecting Arlington's Remaining Undeveloped Land

One of Arlington's most pressing environmental issues is the loss of remaining open spaces to development. Arlington residents often complain about too much traffic, flooding, and noise and air pollution. At the same time, we reminisce about the former green space down the street that is now a house lot.

All across town, land long believed to be undevelopable due to its small lot size, limited road frontage, steep slopes, rocky outcrops or other undesirable features is being cleared for construction. Much of this development stems from an escalating real estate market that makes development of once marginal parcels economical, either individually, in combination with adjacent land, or as part of reconfigured lots created after the demolition of existing buildings.

Since 1996, more than 129 single-family homes and townhouse condominiums have been built in Arlington. In addition, during 2000 alone, 134 market-rate apartments were constructed in Arlington Center. Many homes were built on formerly undeveloped grassy lots, rocky woodlands or small meadows. In other cases, an out-of-style small home or older commercial building was razed to make room for one or more new residences.

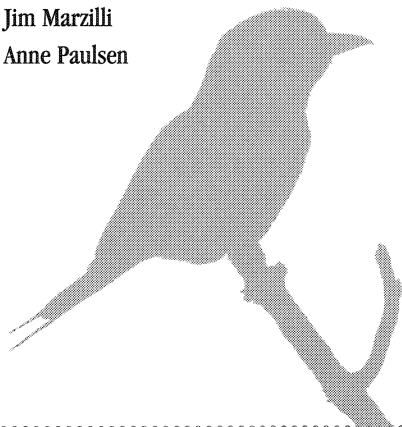
The Arlington Land Trust's mission includes helping to preserve our relatively few remaining unprotected spaces, which range in size from lots smaller than 3,000 square feet to the 18-acre Symmes property. We are working in cooperation with town and state officials, local citizens groups, and other

advocacy organizations on this effort, but in most cases we rely on the cooperation of individual landowners who are interested in protecting their property through a conservation restriction or by donating it outright to ALT.

Protect Your Land with a Conservation Restriction

One of the most important tools available to protect these properties is a conservation restriction (CR), also known as a conservation easement. A CR is a binding agreement in which a landowner restricts some uses of his or her property. Typically, some or all of the land is restricted from future development. The landowner retains title and often the right to use the land in limited ways, such as for gardening or other agricultural purposes, but the CR must be donated or sold to a third party, such as ALT. The land can be sold, but future owners must abide by the provisions of the CR.

A CR benefits both the landowner and the land. When a landowner donates a CR, he or she is often able to take advantage of tax savings, through a charitable donation deduction, reduction of capital gains, or reduced estate taxes. In addition, a lower property val-



uation may result in reduced property taxes. The benefit to the land, and the community, is that the property is permanently protected as open space.

Since the Commonwealth of Massachusetts enacted CR legislation in 1969, more than 3,000 CRs have been put in place across the state. The only CR in Arlington was put in place by a landowner on Brantwood Road in 1974 to protect an oversized lot from development.

In Massachusetts, all CRs must be approved by the Commonwealth through the Executive Office of Environmental Affairs (EOEA) and the local Board of Selectmen or City Council. To grant approval, the Selectmen must determine that the CR offers public benefit.

For More Information

Although approval of a CR is largely a state and town process, the Arlington Land Trust is available to provide advice and assistance to

individuals interested in exploring the use of a conservation restriction to protect their land. To learn more, please call Brian Rehrig, ALT Treasurer, at 781-646-4625 or call the Executive

The Arlington Land Trust is willing and able (as a nonprofit organization) to accept and maintain donations of land.

Office of Environmental Affairs at 617-626-1012 to request a copy of the *Massachusetts Conservation Restriction Handbook*.

Donate your Undeveloped Parcel to the Arlington Land Trust

The Arlington Land Trust is willing and able (as a nonprofit organization) to accept and maintain donations of land, which can often lead to significant tax savings for the donor. During the past year we have worked with several landowners who are interested in donating property to ALT, and we are close to concluding negotiations on our first donation. Once the lot is transferred to ALT ownership it will be permanently maintained as open space. The landowner generally benefits through significant tax savings and from the satisfaction that comes from helping to protect the character of the town for future generations.

The Community Preservation Act

The Community Preservation Act (CPA) is new legislation, passed in December 2000, that helps Massachusetts cities and towns plan for sustainable growth and raise funds to achieve their plans. CPA allows communities to create a permanent stream of funding dedicated to open space, historic preservation and affordable housing. At least 10 percent of revenues must be spent in each of these three areas each year; the remaining 70 percent may be allocated to one or more projects in the same categories.

Passing CPA is a local process that requires a majority vote by Town Meeting and town-wide approval at the ballot box through an override of Proposition 2 1/2. CPA funds are raised through a community-wide property tax surcharge of up to 3 percent.

Why CPA is Important for Arlington

CPA is important to Arlington for many reasons. CPA provides funds for the acquisition and preservation of open space, such as the Mugar site. Many Arlington children play soccer, baseball and other sports, and residents of all ages need additional passive and active recreational facilities. CPA funds could be used to acquire, rehabilitate and restore land for recreational use. In addition, CPA funds can be used to acquire and preserve historic resources and to create and support affordable housing. All of these kinds of projects will help to enhance and maintain the character of our community.

Community Preservation is a Public Process

If CPA is approved in Arlington, the Town must establish a Community Preservation Committee that will make annual recommendations to Town Meeting on how the money should be spent. The Committee must consist

of five to nine members, including one each from the Conservation Commission, Historical Commission, Planning Board, Housing Authority and Open Space Committee. The composition and duties of the committee would be defined in a new bylaw approved by Town Meeting.

State Matching Funds

Through the newly created Community Preservation Trust Fund (CPTF), the state will provide matching grants of up to 100 percent of revenue collected to communities that adopt CPA. The CPTF's revenues are estimated at upwards of \$25 million annually and are not subject to annual appropriation by the legislature. The initial match and local CPA funds can be used to leverage other funds (such as Section 8 federal housing funds or state historic preservation grants), thus multiplying the value of existing funding programs.

How Will CPA Affect Property Taxes and How Much Money Will It Raise?

Using a property assessment of \$250,000, the Department of Revenue estimates that the annual household cost of a CPA surcharge of 1 percent is \$37, 2 percent \$75 and 3 percent \$112. In Arlington, 1-, 2- and 3-percent

surcharges would raise approximately \$328,000, \$650,000 and \$985,000 each year in local funds, respectively. These funds will be matched at up to 100 percent by the state. The town can spend funds as they are available, bond against future revenue, or set money aside for future needs.

Allowable Exemptions

Taxpayers currently exempt from property taxes under Chapter 59 of the Massachusetts

General Laws are also exempt from the CPA surcharge. The Town can choose other optional exemptions, including the first \$100,000 in assessed value and/or the property of low- and moderate-income seniors and low-income residents.

How Long Will CPA Remain in Effect?

CPA remains in effect for a minimum of five years from the date it is approved in a com-

munity. After five years, it can be revoked through a Town Meeting vote, followed by voter approval at the polls. The level of the surcharge and the optional exemptions can be changed at any time after CPA is approved.

For More Information

For more information, please visit www.communitypreservation.org or the Trust for Public Land's website at www.tpl.org/cpa.

A R O U N D T O W N

Poets Corner

The Roman Catholic Archdiocese of Boston is proposing a large residential development, with a mix of market-rate and affordable housing, on the former dumpsite adjacent to St. Camillus at Route 2 and Dow Avenue. Arlington and Belmont residents have formed Friends of Poets Corner to express their concerns, particularly about the scale of the proposed project, which at nearly 70 units is out of keeping with the surrounding single-family homes. While supportive of affordable housing, the residents believe that the proposal is not well integrated with the community. Other significant concerns include protection of adjacent wetlands, cleanup of contaminated soil on site, and aggravation of chronic flooding in the area. Church and Town officials, neighbors and other concerned Arlington residents have had several public meetings, and discussions are ongoing. For more information, contact Steve Andrew at SJANDREW1@aol.com, Jon Gersh at jgersh@tlnr.net, or the citizens group friendsofpoets@mediaone.net.

Great Meadows

Carex Associates in Lincoln recently completed a study commissioned by the Arlington Conservation Commission titled: *Natural Resource Inventory and Stewardship Plan of Arlington's Great Meadows in Lexington, Mass.* The report examines the history and natural resources of this 183-acre open space owned by Arlington but located entirely within Lexington. Concerns highlighted in the report include the lack of permanent conservation protection, and the resulting periodic development proposals for the site; limited recreational access; and uncertainty over management and stewardship. Citizens are in the early stages of forming a Friends of Great Meadows group. If you are interested in getting involved or in ordering a copy of the report (\$10 each), contact Cori Beckwith, administrator of the Arlington Conservation Commission, beckwith@town.arlington.ma.us.

Spy Pond

The Massachusetts Executive Office of Environmental Affairs has awarded a Lake and Pond Demonstration, Restoration and Protection Grant of \$299,900 to the Town of Arlington for an

innovative storm water management and in-pond corrective action program at Spy Pond. The goal is to curtail the weed and algal growth in the pond by reducing the amount of phosphorus entering the water through storm drains. The application was based on the work of the Vision 2020 Environment Task Group Spy Pond Committee. The grant will be matched by the Town and the Committee, mostly through in-kind services. For more information, contact Spy Pond Committee co-chair Gene Benson at Ebbenson@aol.com.

Symmes Hospital Site

This 18-acre hilltop site with dramatic views of Boston includes nine acres of mostly steep, wooded open space. Arlington voters endorsed protecting this open space and controlling future development on the site in April 2001, when they approved Town acquisition of the land. The Symmes Advisory Committee established by Town Meeting includes ALT members who are helping to develop a planning process for the site that is "open, transparent and inclusive." Eight volunteer task groups also have been formed to aid in the process. Anyone interested in participating is encouraged to contact the Selectmen's office at 781-316-3020.

Mugar Advisory Committee Vacancy

The Board of Selectmen seeks a volunteer to fill a vacancy on the Mugar Advisory Committee, which was appointed to advise the Board in its strategy to acquire and permanently protect the 17-acres of open space in East Arlington commonly referred to as the Mugar site. Interested residents, particularly from East Arlington, are encouraged to apply.

Contact Kevin Knobloch at 781-643-8623 or ktnobloch@mediaone.net.

TOWN MEETING REPORT

With the support of the Arlington Land Trust — and in many cases the sponsorship of one or more ALT Board members — the Spring 2001 Annual Town Meeting approved the following important articles on open space protection.

Article 14 was a zoning bylaw amendment that established a new **Open Space District** to help protect the Town's open spaces. This new district provides added protection to town-owned open spaces so they cannot be readily transferred to other uses. **Article 15** itemized 47 specific parcels that would be **rezoned** to this district, including existing parks and playgrounds, the entire Minute-man Bikeway, and numerous small parcels under the jurisdiction of the Conservation Commission.

Article 23 adopted the Five-Year Update to the Town of Arlington **Open Space and Recreation Plan** for 2001-2006. The plan was prepared by the Open Space Committee and copies are available from the Office of Planning and Community Development in the Town Hall Annex.

Article 34 requested that the Board of Selectmen, Conservation Commission and Board of Assessors establish policies to **encourage the voluntary conservation** of private lands for open space by means of conservation restrictions. ALT members are meeting with Town officials and others to develop procedures for valuing properties that include a CR.

Article 36 established a **Community Preservation Act Study Committee** to investigate the use of this state legislation that matches funds raised locally to protect open space, provide affordable housing and

preserve historic resources. CPA is an excellent source of state funding for priority local projects, including land acquisition.

Article 77, which was to be a vote on a purchase and sale agreement for the **Symmes Hospital land**, was postponed pending final negotiations between the Town and the owners, Lahey Clinic and HealthSouth.

Article 80 asked Town Meeting to reaffirm its' vote in 2000 to seek to acquire the **Mugar site** in East Arlington for open space protection. This support will be critical to acquiring funding should a purchase agreement be negotiated with the Mugar Family.

Please join us for the
Arlington Land Trust's
Annual Meeting!
November 27, 2001
7:30 pm
Robbins Library
Community Room
Keynote Speaker
Representative Anne Paulsen:
*Alternatives to Development
in the Alewife Area*

Arlington Land Trust, Inc.
54 Bramwood Road
Arlington, MA 02476

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NEWS

VOLUME 2 NUMBER 1 FALL 2002

The Arlington Land Trust is a community-based nonprofit organization established in 2000 to protect undeveloped land in Arlington. As a membership organization, the Land Trust welcomes donations and volunteers to support its work.

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Small Lots Are Vulnerable

by Ted Siegan

In the last few years several large-scale residential projects have been built in Arlington on what were formerly less densely developed parcels. Most residents are aware of the two largest projects: the Legacy, 134 luxury apartments in Arlington Center, and the Village at Cutter's Mill, 22 townhouses on the corner of Mill and Summer Streets.

Less visible are other recent single-family developments, including the seven new homes known as Farmers Circle (near Pine Street) and three new homes on Finley Street abutting Turkey Hill. Both of these were subdivided from large single-family residential parcels. And the development continues.

Nearly every neighborhood has seen a new house or townhouse built on small lots where it hardly seemed possible. This infill is being accomplished in a variety of ways. Sometimes a lot of more than 12,000 square feet that contains one single-family house is split to create two legally buildable lots (that is, by meeting the 6,000-square-foot minimum size for each lot) and then a second single-family is built (Kensington Park). In another case, a single-family house located in the center of a large lot was torn down and replaced by two new single-family house lots (Churchill Avenue). When a lot is located in a multifamily zone, two additional townhouses may be constructed on the newly created lot (Franklin Street and Walnut Street). A single-family house in a multifamily neighborhood also has been demolished and replaced with two townhouses (Webster Street). On Lake Street, part of a house was removed entirely in order to make the side yard large enough to accommodate a new building in the future.

As residential real estate prices continue to rise, developers are finding it profitable to sandwich expensive new townhouses or single-family homes into our already crowded neighborhoods. Valuable open spaces are disappearing and streets are becoming more crowded. In addition, the property tax revenue from such development generally does not cover the increased need for services, such as schools, road maintenance, and police and fire protection. The net result is more density, less affordable housing, fewer open spaces, and greater costs for all taxpayers.

... and You Can Help

The Arlington Land Trust would like your help in identifying parcels that may be vulnerable to subdivision and additional or restructured development. If you can spare a few hours to assist with this project, please let us know. We will train you; it's really quite easy. Once we have determined the most vulnerable lots, we will contact the owners to encourage them to work with us to try and save as much open space as possible.

In addition, we can help you protect your own property! Please see the Land Conservation Options insert and the following article for more information.

Working with Landowners

by Clarissa Rowe

In the world of land conservation, protected land is usually 10 acres, 100 acres, 1,000 acres or more. As land conservation moves into more urban areas, however, parcels tend to be smaller. Last year, the Commonwealth's Executive Office of Environmental Affairs granted its smallest conservation restriction in recent history to protect a one-acre parcel in Belmont.

Almost 30 years ago, in 1974, Arlington's first and only conservation restriction was granted on a parcel of just over 6,400 square feet on Brantwood Road. Although small, these lots are just as important to residents of densely developed communities such as Arlington as large properties are to those living in more rural areas.

The Arlington Land Trust is working on several fronts to generate recognition that conservation of small, undeveloped parcels is critically valuable in communities such as ours. We are working with state officials to gain approval of conservation restrictions on small parcels, and we are working on strategies to protect several publicly recognized parcels, including the Mugar land and Elizabeth Island.

We are also working with the owners of three small residential lots who want to protect their properties from future development. The lots include a steep wooded parcel recently acquired by an abutter who had long enjoyed the land but feared it would be developed, a beautiful backyard garden that is enjoyed by numerous neighbors, and an oversized lot that the owners worry will be subdivided and developed when they sell their house. In each case, the landowner is motivated by a desire to retain the quality of life in the neighborhood, by taking action to prevent yet another house from being shoehorned into a small yet legally buildable space. At the same time, the owners may be able to benefit financially from the tax savings often associated with land conservation.

Because the Commonwealth has historically focused on protecting large tracts of land, the Land Trust is considering a variety of innovative land protection measures for these and other small lots. In one case, ALT members will ask the Division of Natural Resources to grant a conservation restriction for a number of separate wooded lots to protect the Town's fragmented "urban wilds."

In another case, we will investigate whether the landowner might give a small parcel of land to the Land Trust so that the rest of the lot cannot be subdivided into two building lots. We will also explore whether the Land Trust can accept land as a gift and then raise an endowment to manage the land. This "endowment" might be a memorandum of understanding with the abutting neighbors who will then perform the actual maintenance.

Please stay involved in the Land Trust to find out how these cases are resolved, since they will offer guidance for protecting additional properties in Arlington. If you are interested in protecting your own land, please start by consulting the enclosed brochure on Land Conservation Options.

Update on the Mugar

The most frequently asked question at the Land Trust's booth at Town Day in September was, "What's happening with the Mugar land?" People want to know whether the Town is still working with the Mugar family to permanently protect this special 17-acre parcel in East Arlington as open space.

They want to know if the Mugar family are remaining resolute in their announced plan to build two office buildings (totaling 300,000 square feet of office space) and paved parking for 1,000 vehicles on a site dominated by wetlands.

The answer is a complicated one. Most successful land protection projects require a willing seller, and we don't have one yet. Communications between the Town and the Mugar family are, appro-

priately, confidential at this point, although the Mugar family's developer and consultants are continuing their work (see below). Given the weak economic market for office space in metro Boston, there is concern that dense residential development may be proposed at the site—an option nearly as ill-suited and inappropriate for this low-lying, flood-prone parcel.

The Town's hope is to convince the Mugar family to sell the land to the

Mugar Floodplain Dec

On September 12, 2002, Justice Ralph D. Gants of Middlesex Superior Court upheld the Arlington Conservation Commission's decision regarding the extent of the floodplain on the Mugar property. In July 2001, after several hearings over a year-long period, the Commission had determined that the 8.1-foot floodplain elevation delineated by the property owner's representatives, Finard & Company LLC and Rizzo Associates, was inaccurate.

Judge Gants found that the Commission "articulated rational reasons in [its July 31, 2001 decision why the FEMA [Federal Emergency Management Agency] map, which was prepared in 1982, may no longer accurately measure the flood plain level, noting subsequent studies that cast doubt on the 1982 FEMA conclusions, the additional development in the watershed area that has occurred since 1982, and the apparent increase in rainfall levels in the northeastern United States."

In observing that Finard may file another application on the floodplain boundary, Judge Gants urged the Commission to provide guidance on what evidence will be needed to enable the Commission to rule that a proposed floodplain boundary is accurate. The Town's Bylaw places the burden of proof for establishing an accurate floodplain boundary on a project applicant. Accepting the right to appeal Judge Gants' decision, however, Finard sent a notice of appeal to the Conservation Commission's attorneys on October 10. The Appeals Court will examine whether Judge

and *by Kevin Knobloch*

Town as a so-called “bargain sale,” which would be affordable to Arlington at a time of tight budgets and provide the seller with a significant charitable tax deduction and other benefits. Over the past several years, Arlington has mobilized strong opposition to any development at this site. The early, well-organized opposition in East Arlington has grown townwide in scope, and hundreds of residents have attended public hearings and written comments on the project’s environmental impacts. Town Meeting has voted twice (in 2000 and 2001) by overwhelming margins to support acquisition and permanent protection of this land, and the Board of Selectmen and other Town officials have been unified and resolute in their leadership in pursuit of this objective.

Where do we go from here?

First, we need a combination of vigilance and patience. We need to let our Town officials know that we appreciate their leadership and we need to maintain citizen involvement in the process. Should the Mugar land decide to sell the land to the Town, we will need an outpouring of citizen letters and calls to the governor, our state legislative delegation (who are already strongly committed to protecting this land) and our Congressional delegation, asking for help in securing land acquisition funds.

The Land Trust, Town officials and many residents have been working toward a positive alternative for protecting this land, and we remain confident that in time all the parties will see that alternative as the best option.

tion *by Nathaniel Stevens, Chairman,
Arlington Conservation Commission*

Gants properly applied the law in his decision.

Judge Gants’ decision reviews the Commission’s July 2001 decision only under the Arlington Bylaw for Wetlands Protection. The Commission also issued its decision simultaneously under the state Wetlands Protection Act. The appeal procedure differs under the state Act, requiring that an appeal be filed with the regional office of the Department of Environmental Protection (DEP), rather than in Superior Court as under the Town Bylaw. Last fall, the DEP staff issued a decision approving the 8.1-foot floodplain elevation, based on the 1982 FEMA studies. The Commission appealed the DEP staff decision to an administrative law judge at the DEP, who will hold a hearing on the matter. That appeal is still pending.

The Commission’s July 2001 decision dealt not only with the extent of the floodplain, but also the boundary of wetlands on the Mugar property. Finard’s environmental consultant, Rizzo Associates, and the Commission’s consultant, The BSC Group, Inc., agreed on the wetlands boundaries after minor modifications and additions. Thus, neither appeal under the Bylaw or the Act challenged the Commission’s determination of the extent of wetlands on the Mugar property.

The Town Bylaw and state Act both regulate work in or near wetlands, floodplains and other defined “resource areas” of environmental concern. The Conservation Commission is the Town entity charged with enforcing these kinds of regulations.

Alewife Wetlands

by Brian Rebrig

Like much of the Alewife region, the Mugar land once functioned as wetland, but the addition of fill and debris on the site over the years has greatly diminished its capacity. Wetland function can be restored, however. Under the U.S. Army Corps of Engineers Coastal Massachusetts and Cape Cod Bays Ecosystem Restoration Feasibility Study, the privately owned Mugar land is one of five Alewife watershed sites that have been identified for potential restoration (contingent, of course, on the site being publicly protected). The other sites are Alewife Brook, Blair Pond, the Arthur D. Little Company parking lot (partially owned by the Metropolitan District Commission/MDC), and Arlington’s cattail marsh near Route 2.

These adjacent areas were determined by the Corps and the Executive Office of Environmental Affairs Watershed Team to be good candidates for the next phase, a full feasibility study. The Corps project is 50 percent underwritten by federal funding. The Land Trust is working with the Corps, the state and the Town to ensure that the Mugar land is included in the study, to obtain the owners’ cooperation, and to assemble funding for the 50 percent non-federal share of study costs.

A R O U N D T O W N

Symmes Hospital Site

Arlington has taken the bold step of acquiring the former Symmes Hospital site in order to control its redevelopment. The volunteer Symmes Advisory Committee (SAC) and its eight working groups, the Arlington Redevelopment Board, and an independent consulting team are leading a public planning process to establish community priorities for the site. With its dramatic views of Boston Harbor and the surrounding region, this 18-acre hilltop features nine acres of mostly steep wooded open space. Residents have consistently and vocally expressed support for preserving and enhancing these undeveloped portions of the site, reinforcing the policy commitment made by the Board of Selectmen when the acquisition was proposed.

The SAC website at www.symmes-arlington.org offers abundant information on the site and the consultants’ reports. Contact Cindy Friedman at 781-648-4854 to learn about opportunities to participate in the ongoing planning process.

Great Meadows

The Friends of Arlington’s Great Meadows (FOAGM) first met last spring to study and build awareness about this 183-acre site owned by the Town of Arlington but located entirely in East Lexington. It is the largest piece of undeveloped land in the Arlington/Lexington area and is part of the Mystic River watershed. Great Meadows was purchased by Arlington in 1871 to serve as a supplementary water storage area, and it remains a valuable buffer against flooding in the area.

The Friends group is committed to the preservation of this valuable natural landscape and is working with residents and officials in both towns to focus on three main areas: educational and recreational activities such as nature walks and field trips; resource management projects such as trail signage, removal of invasive plants and enhancing wildlife habitat; and legal and zoning issues associated with this land.

For more information, visit the website at www.foagm.org

AROUND TOWN

Arlington Reservoir

The Reservoir faces several important management issues. 1. The state Department of Environmental Management (DEM) is concerned about the safety of the Reservoir's earthen dam. Town officials are working with consultants to determine the best option for addressing DEM's concerns while minimizing destruction to the natural surroundings. 2. The Conservation Commission has organized manual and machine harvesting projects to remove invasive water chestnuts that are choking out native vegetation and degrading the habitat for birds and fish. 3. Geese and ducks continue to create a nuisance in the swimming area, but the Town has tried various techniques to maintain a clean and safe environment for beach visitors. 4. A recent townwide survey indicated that residents are concerned about safety, recreational improvements and wildlife habitat

at the Res, and in spring of 2002 Town Meeting approved a set of goals prepared by the Reservoir Committee to address these concerns.

The Reservoir Committee of the Vision 2020 Environmental Task Group meets monthly to monitor issues relating to the use and management of the Res. For more information, visit the website at www.arlington2020.org/reservoir

Poets Corner

In the Poets Corner neighborhood near Route 2 and the Lexington border, the Archdiocese of Boston and St. Camillus Parish have proposed that a four-acre parcel of church land be developed with 68 units of high-density housing. The development would be constructed under the state's "40B" development regulations, which allows developers to bypass local zoning ordinances—including restrictions on the number and density of

units—when affordable housing in that community totals less than 10 percent of the total housing stock. Many neighbors and other Town residents are concerned about the suitability of such a development because the land abuts a wetland, has a history of flooding, has been used as a dump, and is surrounded by single-family homes, a town park and baseball field.

The Friends of Poets Corner formed when this development proposal was announced, and the members continue to monitor the situation. For more information, visit the website at www.friendsofpoets.org

Arlington Conservation Land Stewards

The Town of Arlington owns land parcels throughout the community. Some of these lands, such as school grounds, playing fields and cemeteries, are maintained by Town employees. But Town resources are

stretched very thin and many small neighborhood parks and more than two dozen conservation properties are rarely monitored.

The Conservation Commission has recently established a land stewards program to encourage people living near to and using these properties regularly to serve as site liaisons to assist the part-time conservation administrator in monitoring these properties. This low-commitment endeavor includes the following activities: walk the chosen site on a regular basis; report problems and suggest improvements; organize site cleanups; network with other site stewards; and work with various Town departments and commissions on land management projects.

To sign on as a land steward, contact Cori Beckwith, the Conservation Commission administrator, at CBeckwith@town.arlington.ma.us or call 781-316-3012.

Annual Meeting
Monday
November 18, 2002
7:00 pm
Robbins Library Community Room
700 Massachusetts Avenue
Arlington, Massachusetts
Keynote Speaker
Rep. Jay Kaufman of Lexington
*Conservation and Development:
A Regional Challenge*

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LAND • TRUST
54 Brantwood Road
Arlington, MA 02476

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